

SUBJECT NO. 640 :

PLG. NO. 1369/89-95.

SUB:- V.U.D.A. - PLANNING - Publication of Draft Zonal Development Plan of Bheemuniapatnam U/s.3(2) of A.P.U.A.D.Act, 1975 - Recommendations of Objections & Suggestions - Reg.

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AGENDA NOTE :

Bheemuniapatnam Town is the second oldest Municipality in the country and an important place of tourist Centre in the Jurisdiction of Visakhapatnam Urban Development Authority. In the Master Plan, the role of Bheemuniapatnam town is identified to be that of a subsidiary satellite Urban Centre. The present population of Bheemuniapatnam Municipality is 42,061 and population of Bheemuniapatnam Zonal Development Plan area is 73,973 as per 1991 Census and is expected to be 1.50 lakhs by 2001 A.D. It is imperative that such an important Urban Centre needs to be regulated according to the Plan. Further, under section 7 of A.P. Urban Areas (Development) Act, 1975, the Zonal Development Plan is to be prepared within the overall framework of the Master Plan. Accordingly, the preparation of Zonal Development Plan for Bheemuniapatnam and it's vicinity villages has been taken-up by Visakhapatnam Urban Development Authority.

The total Zonal Development Plan area is about 16,964.35 acres i.e. 68.65 Sq.Kms. covering the present Bheemuniapatnam Municipal limit (Area 15.11 Sq.Kms.) and 15 vicinity villages such as Majjivalasa, Singanabonda, Rajapulova, Cherukapalli, Gudivada, Nagarpalem, Mulakuddu, Kothavalasa, Nerrnalavalasa, Jayantavari Agraharam, Ramayogi Agraharam, Nidighuttu, Poitituru (P), Vellanki, peddipalem (p) and Tallavalasa villages.

The Zonal Development Plan for Bheemunipatnam town and it's vicinity villages has been formulated within the frame work of sanctioned Master Plan for the horizon year 2001 A.D. Accordingly, the population and employment have been projected. Area requirements for different land-use and social amenities have been worked-out basing on planning standards. Appropriate road net work is also suggested to open up new areas for development. To avoid ribbon development along the corridors, community facilities with commercial areas have been proposed at two hierarchial levels i.e. at sector centre and town centre level.

The Draft Zonal Development Plan was placed before the Visakhapatnam Urban Development Authority Board for approval. The Board in it's Reso ution No.115, dated 31.03.1989 has resolved to refer the subject matter for a detailed study by a select Committee experts in various fields to be formed by the Vice-Chairman, V.U.D.A. consisting of Town Planning, Fisheries, Shore Development Authority, Industries, Tourism, Navy, Railway, Andhra University. Further, Board has also resolved to request the Vice-Chairman, V.U.D.A. to place before the Board i.e. the Select Committee report within 60 days for consideration of Bheemunipatnam Zonal Development Plan.

Accordingly, the Select Committee was constituted by the Vice-Chairman, V.U.D.A. and the Committee sat on 03.10.1989 at V.U.D.A. Office and discussed in detail the draft Zonal Development Plan. The Committee members also suggested certain important issues which have been incorporated in the draft Zonal Development Plan.

After incorporating the Select Committee recommendations, the draft Zonal Development Plan of Bheemunipatnam was placed before the V.U.D.A. Board again and the Board in it's Resolution No.121 dated 17.06.1992 has approved the draft Zonal Development Plan for inviting Objections & Suggestions from public under Section 3(2) of A.P.Urban Areas Development Act, 1975. Further, public Notification was also issued in daily news papers calling for Objections & Suggestions from public.

The Objections & suggestions received from public have been verified on ground. Some of the Objections are over-ruled. Few suggestions have been accepted and incorporated in the Zonal Development Plan of Bheemuni-patnam. The same is appended in the Annexure (Form-II). In addition to the above, Objections and suggestions, the following changes have been incorporated subsequently in the draft Zonal Development Plan and the same is ~~put~~ put up for the perusal of the Board.

1. In the draft Zonal Development Plan, Town Centre and sector centre level facilities have been provided. The cluster level facilities for serving the population upto 5,000 have been removed in the Zonal Development Plan, since the cluster level facilities like primary school, tot-lot, dispensary and few shops have to be provided as per norms while approving the residential layouts, in Zonal Development Plan areas in order to have ~~feasibility~~. *flexibility*
2. One town centre proposed in private lands at Kummari-palem Valanda Bhoomulu village near the Church and Mini-stadium has been deleted and this entire town centre site has been earmarked as residential use zone and the area of the Mini-stadium has been restricted to Ac.10.00 only.
- \* This Town Centre has been deleted since already one Town Centre is proposed near the Beach road partly in Government lands and partly in private land. This proposed Town Centre is sufficient to cater to the needs of the population of small town like Bheemuni-patnam. Further, the land acquisition of private lands is very difficult and costly affair. Hence, the proposed Town Centre at Kummari-palem Valanda Bhoomulu village has been deleted from the Zonal Development Plan.
3. V.U.D.A. in its Resolution No.437, dated 25.12.1993 has withdrawn the lands measuring Ac. 8.42926 Sq. ft. in T.S.Nos.442,457,991,994,999 & 1005 of Bheemuni-patnam Town from land acquisition and the proposed Tourism Development Scheme in these lands has been dropped from

640 :- Resolved to forward the draft Zonal Development Plan of Bheemunipatnam Town to Govt. for approval.

Further resolved to incorporate the following changes in the proposed land use map of draft Zonal Plan before sending it to the Govt.

- 1) Tourism Development Zone to be proposed in the lands in T.S. Nos. 442, 457, 991, 994, 999 and 1005 of Bheemunipatnam Town covering an area of Acs 8.42926 Sft. Since it is abutting to the Beach and covers Historical Dutch Buildings.
- 2) The lands located in between the Gostami River boundary in the North and Tagarapuravasa - Bheemunipatnam Road in the South in Kumarpalem Valandi Bhoomulu village starting from S. Nos 35 to 54 excluding the gedda to be proposed for residential use.

T. S. —————